

To: City of Las Vegas  
Planning Commission  
Planning and Development Department  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

Re: Justification for Special Use Permit for B.J. Stores, llc.

To Whom It May Concern,

B.J. Stores, llc, with Bayron Rosales as their representative, come before this Honorable Planning Commission requesting a Special Use Permit for the property located at 3851 Pennwood Drive, in Units 1 and 2. This property is located just west of Valley View Ave. on Pennwood Avenue.

The Business, previously known as La Feria Investment, llc, located on the property in Suite # 1 and 2, presently has the following services available for its customers;

1. Payment of utility bills.
2. phone cards
3. wire services
4. stamps and envelopes
5. Copy and faxing services.

The business is owned by members of the Hispanic Community and caters to the Hispanic Community which has come to call this area, which predominantly is apartment's complexes, home. The businesses in the complex with B.J. Stores are family owned and provide a variety of services necessary for this neighborhood. Services offered to the community include a DMV services, a Tax and Accounting Service, a furniture store, a 99 Cent Store as well as a clothing store, a boutique and a deli/bakery.

B.J. Stores would at this time request a business license to be able to provide Title and Short Term Loans services to the community in addition to the services it provided as LaFeria, llc. With waivers for the following requirements:

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1. Waiver of the 1000' separation requirement from another financial institution.
2. Waiver of the 200' separation requirement from places of residence.
3. Waiver of the square footage requirement of 1500 s.f. minimum.

The owners of this business respectfully pray that based upon the fact that it is the policy of the City of Las Vegas to provide these services for all residents of the city, the necessity for family owned businesses to provide the above mentioned services for the Citizens of Las Vegas, as well as for the revenue created here with the business owners paying the taxes required by the City, that the City of Las Vegas GRANT license and give BJ. Stores, llc the required Special Use Permits necessary to provide the services as described in accordance with the law and requirements of the City of Las Vegas.

Respectfully Submitted for BJ Stores, llc by:

Bayron Rosales  
(PRINT NAME)

Bayron Rosales.  
SIGNATURE

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